

## KENTUCKY REAL ESTATE APPRAISERS BOARD

### TYPE OF MEETING

Special Meeting

### DATE AND LOCATION

February 25, 2016

Western Kentucky University, Bowling Green, KY

### PRESIDING OFFICER

Thomas Oliver, Chair

### ROLL CALL

Present:

Thomas Oliver, Board Member

Jeff Fultz, Board Member

Kathy Mayfield, Board Member

Dann Cann, Board Member

Dwain Wheeler, Board Member

Present Also:

Larry Disney, Executive Director

Tom Veit, Executive Assistant

Angie Thomas, Staff Assistant

Kim Mathias, Executive Secretary

Nicole Biddle, Attorney General Office

Chair, Thomas Oliver opened the meeting by welcoming the guests in attendance.

### MINUTES

Motion by Dwain Wheeler, second by Jeff Fultz and the Board unanimously approved the January 29, 2016 minutes. Roll call – Kathy Mayfield – Abstain; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler - Yes.

## EDUCATION

Motion by Jeff Fultz, second by Dwain Wheeler and the Board unanimously approved the following education courses for Fiscal Year 2015-2016. Roll call –Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler - Yes.

1. Appraisal Institute
  - A. Two Day Advanced Income Capitalization – A – 15 hours CE Classroom
  - B. Two Day Advanced Income Capitalization – B – 15 hours CE Classroom
2. Dept. of Revenue Office of Property Valuation
  - A. KY Course 71 – Commercial Real Property Appraisal/Cost Approach – 15 hours CE Classroom
  - B. KY Course 90 – Farm Real Property Appraisal – 15 hours CE Classroom
3. Dennis Badger & Associates, Inc.
  - A. Understanding and Using Comparable Transactions – 7 hours CE Classroom
4. NAIFA
  - A. Residential Appraisal Review & USPAP Compliance – 7 hours CE Classroom
5. Redd, Brown & William Real Estate Services
  - A. Supervisor and Associate Mandatory Course – 7 hours CE Classroom

## EXPERIENCE REVIEW

Motion by Kathy Mayfield, second by Dwain Wheeler and the Board unanimously approved the experience for the following individuals. Roll call –Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler - Yes.

1. Andrew Baird – Approve experience for Certified General. He will need to pass the Certified General exam.
2. Chris Hoffner – Approve experience for Certified Residential. He will need to pass the Certified Residential exam.
3. Jason Nuetzman – Approve experience for Certified General. He will need to pass the Certified General exam.

## CERTIFICATION/LICENSURE

Approval – Appraisers – Motion by Jeff Fultz, second by Kathy Mayfield and the Board voted to approve the following certification list of appraisers. Roll call –Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler – Yes...

### 1. Appraisers

1. Todd L. Barfield – Certified General (FL)
2. Douglas Duda – Certified General (IL)
3. Matthew D. Edmonds – Certified General (NJ)
4. Eric D. Hall – Associate
5. Brandon C. Konieczka – Certified General (OH)
6. Julie E. Peters – Certified Residential (IN)
7. Diane L. Poe – Associate
8. Larry D. Snyder – Certified General (TN)

Approval – Appraisal Management Companies – Motion by Jeff Fultz, second by Kathy Mayfield and the Board voted to approve the following certification list of AMC's. Roll call – Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler – Yes.

### 2. AMC

1. Appraisal MC LLC - #160

## COMPLAINT

1. The Board reviewed the Case Summary Chart. Tom Veit reported 5 appraiser cases and 0 AMC case have been filed for 2016.

Case No. 15-18 – Motion by Dwain Wheeler, second by Dann Cann and the Board unanimously agreed to set the case for an informal mediation and if not successful, to set the case for a hearing. Roll call – Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Recused; Dwain Wheeler – Yes.

3. Case No. 15-20– Motion by Kathy Mayfield, second by Dwain Wheeler and the Board unanimously agreed to set the case for an informal mediation and if not successful, to set the case for a hearing. Roll call –Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler – Yes.
4. Case No. 15-22 – Motion by Dann Cann, second by Dwain Wheeler and the Board unanimously agreed to dismiss the case. Roll call –Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler – Yes

5. Case No. 15-24 - Motion by Jeff Fultz, second by Dwain Wheeler and the Board unanimously agreed to dismiss the case. Roll call –Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler – Yes
6. Case No. 15-31 - Motion by Dwain Wheeler, second by Dann Cann and the Board unanimously agreed to set the case for an informal mediation and if not successful, to set the case for a hearing. Roll call –Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler – Yes
7. Case No. 15-03 – Motion by Dann Cann to dismiss the case. Motion dies for lack of a second vote. A motion was made by Jeff Fultz, second by Kathy Mayfield and the Board agreed to issue an agreed order to the respondent. Roll call –Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler – Recused

### ATTORNEY REPORT

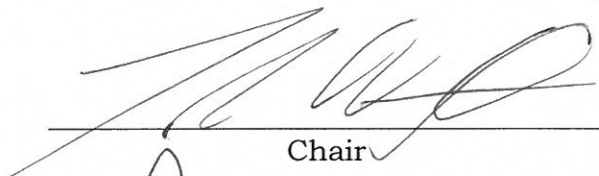
1. Cases pending or on appeal
  - A. Matt Miniard – Case 10-18 – KY Supreme Court
  - B. David Harrington – Case Nos. 08-49 through 08-57, 09-02, 09-03 and 09-07 – KY Court of Appeals waiting on decision
  - C. Richard Sceifers – Grievance has been sent to Richard Sceifers per the Franklin Circuit Court decision reversing and remanding to the Board.

### MISCELLANEOUS

The Board reviewed and discussed the following information:

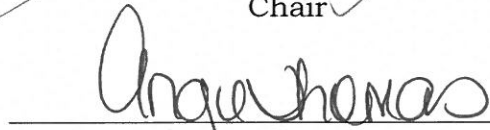
- A. Budget Ending January 30, 2016
- B. Budget Ending June 30, 2016 – After discussion concerning the Board budget and reserve account, a motion was made by Jeff Fultz, second by Kathy Mayfield and the Board unanimously agreed to request an appropriate increase of \$25,000. Roll call –Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler – Yes
- C. Request from Tom Veit to take the online Residential Market Analysis and Highest and Best Use Course – Cost \$330.00 – Table until March 2016 Board meeting
- D. Letter to Governor Matt Bevin from The Appraisal Subcommittee
- E. March Board Meeting – Friday, March 25, 2016
- F. March KREAB Seminar – Wednesday, March 30, 2016 – Richmond, KY

Motion by Dann Cann, second by Dwain Wheeler and the Board unanimously agreed to adjourn the meeting.



---

Chair



---

Staff Assistant